

City Council
Atlanta, Georgia

01-0 -0897

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-33
DATE FILED: 5-15-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **1800 Niskey Lake Road, S.W.**, be changed from the **R-4 (Single-Family Residential)** District to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **44** of the **14thFF** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

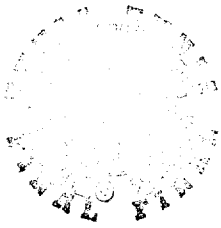
A true copy,

Deonda Daughia Johnson
Municipal Clerk, CMC

ADOPTED as amended by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

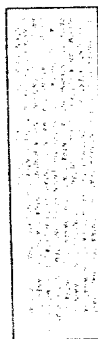
SEP 17, 2001

SEP 26, 2001



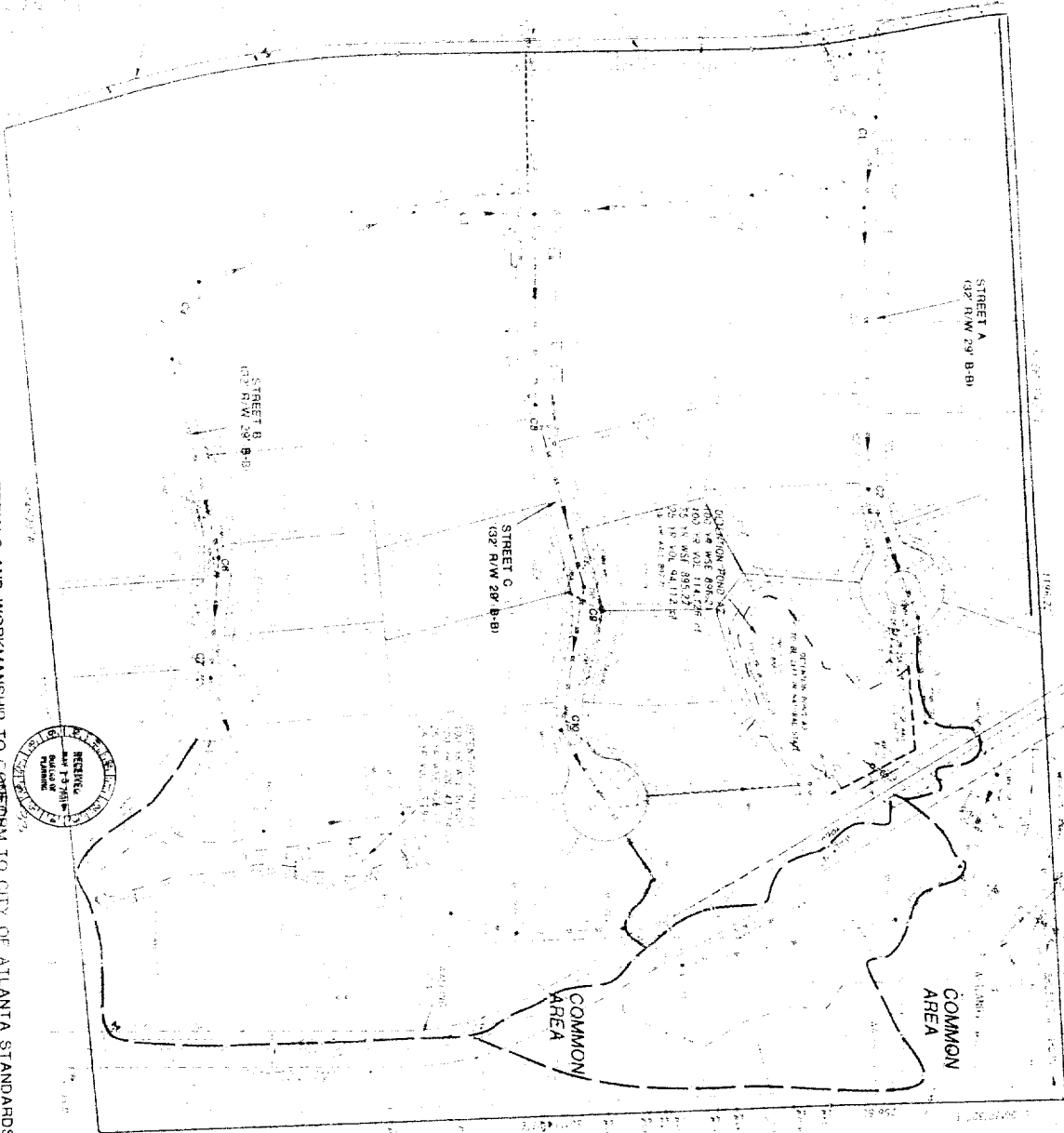
Conditions fro Z-01-33

1. Site plan entitled "Niskey Lake Falls" prepared by LCE Engineers, Inc., dated September 26, 2000 and marked received by the Bureau of Planning May 15, 2001.



GOING TO THE END OF THE ROAD, CONSTRUCTION OF THE CONTRACTOR SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ATLANTA ZONING ORDINANCE. THE DEVELOPMENT INSPECTOR SHALL BE CONTACTED FOR THE INSPECTION.

NISKEY LAKE ROAD



ALL MATERIALS AND WORKMANSHIP TO CONFORM TO CITY OF ATLANTA STANDARDS

PROPOSED ZONING PLAT FOR:

NISKEY LAKE FALLS

CITY OF ATLANTA

LYNNWOOD 44.14 FE DISTRICT, FULTON COUNTY, GEORGIA

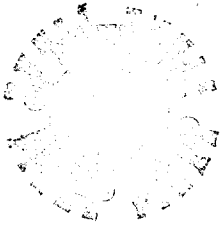
Z-01-33

LCE LANDSCAPE ARCHITECTS, INC.

24 HR CONTACT
MR. AL MOHEB
404-851-9812

OWNER/DEVELOPER
K&K CONSTRUCTION CO.
P.O. BOX 270677
ATLANTA, GA 30328-9968
404-451-7612
OFF. AL MOHEB

2000 Peachtree Street
Suite 100
Atlanta, GA 30309

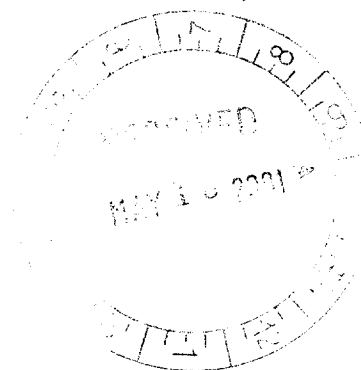


LEGAL DESCRIPTION
NISKY LAKE ROAD
(Chris Speros)

All that tract or parcel of land lying and being located in Land Lot 44 of the 14th FF District, in the City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin located at the Northeast corner of Land Lot 44 which is the common corner of Land Lots 30, 31, 44, & 45 and running thence S 00°30'32" E along the east line of Land Lot 44 for a distance of 256.80 feet to an iron pin; thence running S 01°14'23" E and continuing along the East line of Land Lot 44 for a distance of 798.70 feet to an iron pin; thence running S 85°45'26" W for a distance of 1110.21 feet to an iron pin located on the Northeasterly R/W of Nisky Lake Road (50' R/W), thence running in a Northwesterly direction along the Northeasterly R/W of Nisky Lake Road and following the curvature thereof to the left for an arc length of 26.53 feet (said arc having a radius of 1726.96 feet and a chord of N 14°42'06" W-26.53 feet) to a point; thence running N 15°08'30" W along the Northeasterly R/W of Nisky Lake Road for a distance of 110.90 feet to a point; thence running in a Northwesterly and Northerly direction along the Northeasterly and Easterly R/W of Nisky Lake Road and following the curvature thereof to the right for an arc length of 302.96 feet (said arc having a radius of 1132.00 feet and a chord of N 07°28'29" W-302.05 feet) to a point; thence running N 00°11'13" E along the Easterly R/W of Nisky Lake Road for a distance of 385.31 feet to a point; thence running in a Northwesterly direction along the Northeasterly R/W of Nisky Lake Road and following the curvature thereof to the left for an arc length of 116.18 feet (said arc having a radius of 691.57 feet and a chord of N 04°37'13" W-116.04 feet) to a point; thence running N 09°25'58" W along the Northeasterly R/W of Nisky Lake Road for a distance of 116.04 feet to a point; thence running in a Northwesterly direction along the Northeasterly R/W of Nisky Lake Road and following the curvature thereof to the right for an arc length of 49.75 feet (said arc having a radius of 535.10 feet and a chord of N 06°46'10" W-49.73 feet) to an iron pin located on the North line of Land Lot 44; thence running N 8°03'43" E along the North line of Land Lot 44 for a distance of 1196.22 feet to an iron pin which is the point of beginning. Said tract contains 28.85 acres.

2-01-33



RCS# 3111
9/17/01
6:15 PM

Atlanta City Council

Regular Session

01-O-0897

Z-01-33; 1800 Niskey Lake Rd., S.W.
(P-11); R-4 to PD-H
ADOPT AS AMEND

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 0

| | | | |
|------------|-----------|-----------|-------------|
| NV McCarty | Y Dorsey | Y Moore | NV Thomas |
| Y Starnes | Y Woolard | Y Martin | Y Emmons |
| Y Bond | Y Morris | Y Maddox | Y Alexander |
| Y Winslow | Y Muller | Y Boazman | NV Pitts |

01-O-0897

01-0-0897

(Do Not Write Above This Line)

AN ORDINANCE Z-01-33
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT 1800 NISKEY LAKE ROAD, S.W., FRONTING 1107.67 FEET ON THE EASTERLY SIDE OF NISKEY LAKE ROAD BEGINNING APPROXIMATELY 1,100 FEET SOUTHEASTERLY AND SOUTHERLY FROM THE SOUTHEAST CORNER OF NISKEY LAKE COVE. DEPTH: 1196.22 FEET; AREA: 28.85 ACRES; LAND LOT 44 OF THE 14THFF DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: AL MOHEB
APPLICANT: KARA CONSTRUCTION COMPANY
BY: CHRIS SPEROS, JR.
NPU-P COUNCIL DISTRICT 11

ADOPTED BY

SEP 17 2001

COUNCIL

As Amended

- ☐ **CONSENT REFER**
☒ **REGULAR REPORT REFER**
☐ **ADVERTISE & REFER**
☐ **1st ADOPT 2nd READ & REFER**

Date Referred 6/18/01

Referred To: ZRB & Zoning

First Reading

Committee ZONING
 Date 6-12-01
 Chair Debra M. Starnes

Committee

Date 9-17-01
 Chair Debra M. Starnes
 Action: As Amended
 Fav, Adv, Held (see rev. side)
 Other
 Members

Refer To

Committee

Date
 Chair
 Action:
 Fav, Adv, Held (see rev. side)
 Other
 Members

Refer To

Committee

Date
 Chair
 Action:
 Fav, Adv, Held (see rev. side)
 Other
 Members

Refer To

Committee

Date
 Chair
 Action:
 Fav, Adv, Held (see rev. side)
 Other
 Members

Refer To

COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd
 Readings
☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED
 SEP 17 2001
 ATLANTA CITY COUNCIL PRESIDENT
Robert A. Parker

CERTIFIED
 SEP 17 2001

Forde
 DEPUTY MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

SEP 26 2001

WITHOUT SIGNATURE
 BY OPERATION OF LAW